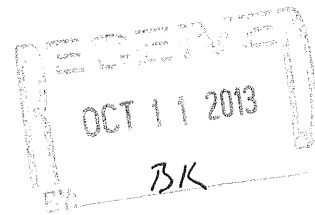


Sinclair Springs
Town homes Owners Association
c/o Sterling Real Estate Management
323 S. River Run Road, Suite 1
Flagstaff, AZ 86001



October 9, 2013

Mr. Brian Kulina
Planning Development Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, AZ 86001

Dear Mr. Kulina:

The Board of Directors of the Sinclair Springs Townhomes Owners Association has been advised of the City of Flagstaff's Planning and Zoning Commission public hearing to consider a high density apartment development at 600 West University Heights Drive North.

This letter is on behalf of the owners of forty (40) townhomes in University Heights immediately to the south of the proposed development on Litzler Drive. Our concern is the extreme lack of parking in the area. Unless the development will have 1-1/2 parking spaces per bedroom, many people will be cruising the neighborhood trying to park somewhere, especially in the winter months when on-street parking is prohibited.

Also, mountain views from our property will be blocked by a high-rise development. Unless our concerns are mitigated, we are not in favor of the development proceeding forward.

Sincerely,

Michael R. Savoy
President
Sinclair Springs Townhomes Owners Association
Board of Directors



be with the Lord Wednesday, October 2, 2013, in her home in Flagstaff, Arizona. Dora was born February 8, 1954 to Cecilia Segura and Adrian Alonzo Sr., in San Antonio, Texas.

Dora was the 5th oldest of 8 children. Dora was preceded in death by her parents, 2 older brothers, and 1 younger sister. She is

survived by her children, Cecilia Tafoya and Deborah (Zack) Foltz, her siblings Domingo, Survey, Lidia, and Paul. She is also survived by 5 grandchildren, and 3 great-grandchildren, and many nieces and nephews. For the past 24 and a half years Dora worked for W.L. Gore and Associates. She has many friends from Flagstaff and all over the U.S. She loved spending time with family and friends, going to the movies, crocheting, plus she had many other interests.

A memorial service will be held on Saturday, October 5, 2013 at 10:30 a.m. at Life Church, 2587 E. 7th Ave., Flagstaff, Arizona.

Condolences can be sent to 5250 N. Hwy 89 Space # 55, Flagstaff, AZ 86004

he needed to go back, Federal Aviation Administration spokeswoman Laura Brown said.

Instead, he ended up needing to use the eight-lane Capitol Expressway as a runway and successfully navigated a landing through power lines and cars before pulling over into a right-hand turn lane, San Jose police Sgt. Heather Randol said.

"It required some skill on (the pilot's) part," Randol said. "We're just thankful nobody got injured."

area.

In Alabama, safety workers hoisted double red flags at Gulf Shores because of treacherous rip currents ahead of the storm.

In Mississippi, Gov. Phil Bryant declared a state of emergency, urging residents to prepare. State Emergency Management Agency Director Robert Latham said local schools will decide whether to play football games. He said the southern part of the state could have tropical storm-force winds by late Friday.

"I know that Friday night football in the South is a big thing, but I don't think anybody wants to risk a life because of the potential winds," Latham said.

Louisiana Gov. Bobby Jindal also declared a state of emergency, citing the possibility of high winds, heavy rain and tides. Florida Gov. Rick Scott also declared an emergency for 18 counties.

The Army Corps of Engineers said it was closing a structure intended to keep storm surge out of the Inner Harbor Navigation Canal in Louisiana — known

about

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NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on October 23, 2013, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on December 3, 2013, at 6:00 p.m. to consider a Regional Land Use and Transportation Plan amendment and a Zoning Map amendment requests.

A. Explanation of Matters to be Considered:

A proposed Regional Land Use and Transportation Plan amendment from Parks to High Density Residential and a Zoning Map amendment from Suburban Commercial (SC) to High Density Residential (HR) for approximately 4.02 acres, as described in Part B below and highlighted on the map.

The proposed amendments will allow for the development of multi-family residential, consisting of three three-story buildings, a clubhouse, and 111 apartment units.

B. General Description of the Affected Area:

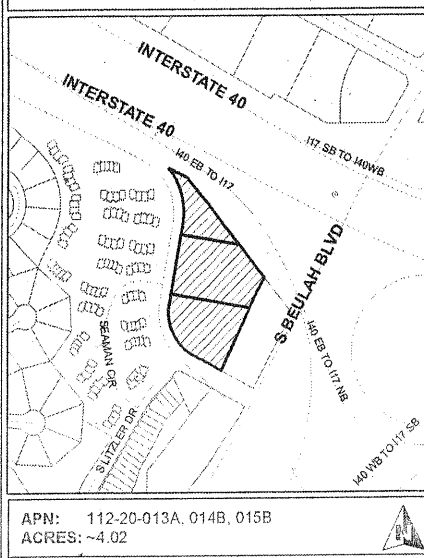
Approximately 4.02 acres located at 600 W University Heights Dr N, Coconino County Assessor's Parcel Numbers 112-20-013A, -014B, -015B, within the Southeast Quarter of Section 29, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, City of Flagstaff, Coconino County, Arizona.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendments or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendments are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

Unless otherwise posted, all Planning and Zoning Commission and City Council meetings are held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

PROPOSED REGIONAL PLAN AMENDMENT and REZONE
Regional Land Use and Transportation Plan Amendment from Parks to High Density Residential and Zoning Map Amendment from Suburban Commercial (SC) to High Density Residential (HR)



FOR FURTHER INFORMATION CONTACT

Brian Kulina
Planning Development Manager
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2613

bkulina@flagstaffaz.gov

Publish: October 4, 2013



ELWYN GUS P

Elwyn Gus Palmer, 94, entered into his eternal reward on Saturday, September 28, 2013.

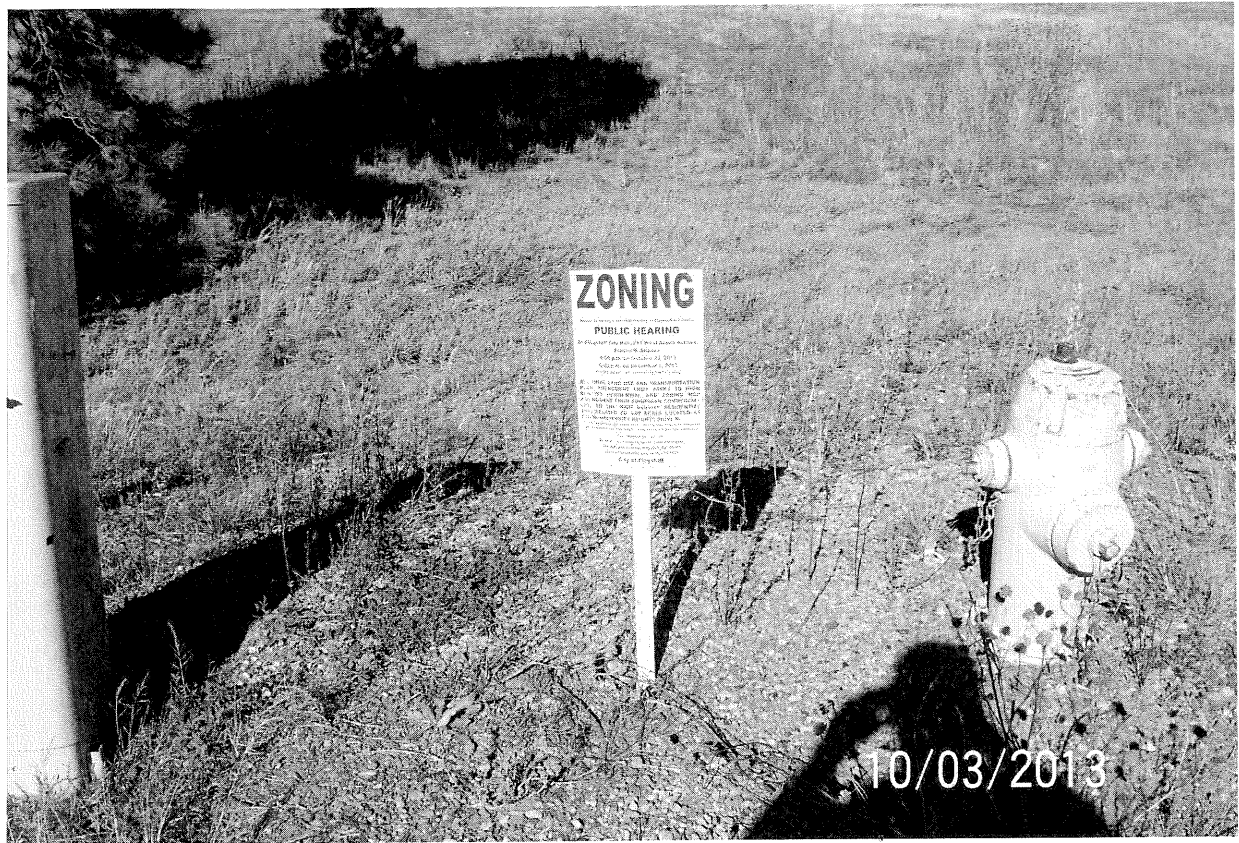
Gus was born in Taylor, Arizona, on March 23rd, 1919. His parents are Arthur and Evaline Augusta Gibbons Palmer. He was the 6th child of 11 children. He lived in Taylor until his Sophomore year of high school, when his family moved to Holbrook. Gus married his high school sweetheart, Ruth Westover, on June 26, 1939. They began their life together in Winslow, where he worked for the railroad. In 1944 they moved to Flagstaff where he had a dairy business, and later spent 20 years working at the Navajo Army Depot. In 2010, the Palmers moved to Thatcher, Arizona, where the air was easier to breathe.

Gus Palmer's life was a life of service. Throughout his life he has blessed others through his selfless acts of kindness and love. He was always one of the first to help put the roof on the home someone in need; to visit those who needed a lift; or to help loved ones move across the country. He spent years of service working with branches and wards of the Church of Jesus Christ of Latter-day Saints in Flagstaff and Cameron. He also spent years and years volunteering to help in the Church athletic programs. After retirement, Gus and Ruth went on two missions for their Church — one at the Oakland Temple Visitor's Center,



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Public Hearing Notice – Posting



NOTICE OF PUBLIC HEARINGS

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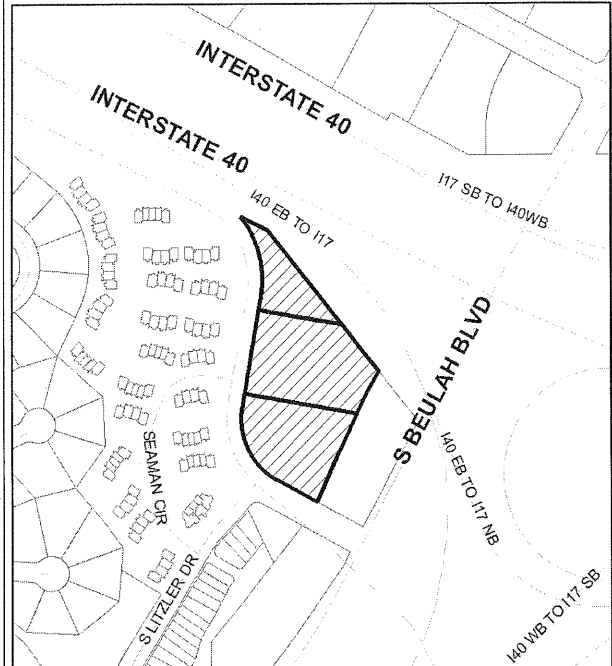
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° The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

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PROPOSED REGIONAL PLAN AMENDMENT and REZONE
Regional Land Use and Transportation Plan Amendment from Parks to High Density Residential and Zoning Map Amendment from Suburban Commercial (SC) to High Density Residential (HR)



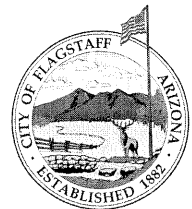
APN: 112-20-013A, 014B, 015B
ACRES: ~4.02



FOR FURTHER INFORMATION CONTACT

Brian Kulina
Planning Development Manager
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001

(928) 213-2613
bkulina@flagstaffaz.gov



Mail: October 4, 2013

Trallside Project - 600 - 800 W. University Heights Drive
List of Property Owners within in 300 Feet

11263095	11263095	3175 SHOSHONE LLC	7581 E LAS PALMAS	PRESCOTT VALLEY, AZ 86314	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263081	11263081	ACTON WILLIAM B & TAMMY L	8933 LAKE MEADE RANCHEROS	KINGMAN, AZ 86401	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11220013A	11220013A	AGN DEV CORP PROFIT SHARING PLAN & TRUST	21750 W 30TH WAY	PHOENIX, AZ 85050	UNIVERSITY HEIGHTS
11220014B	11220014B	AGN DEV CORP PROFIT SHARING PLAN & TRUST	21750 N 30TH WAY	PHOENIX, AZ 85050	UNIVERSITY HEIGHTS
11220015B	11220015B	AGN DEV CORP PROFIT SHARING PLAN & TRUST	21750 N 30TH WAY	PHOENIX, AZ 85050	UNIVERSITY HEIGHTS
11263157	11263157	ALONSO PERCENTINO JR & KAREN DENISE	3200 S LITZLER DR NO 19-224	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263190	11263190	ANDERSON MATTHEW T	3438 E TONTO LN	PHOENIX, AZ 85050	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263158	11263158	ANDERSON PAUL J JR	5920 E PAKE VIEW RD	PHOENIX, AZ 85331	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263182	11263182	ANDRE-SPRINGER SUZANNE	2025 HOLLY DR	PRESCOTT, AZ 86305	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263165	11263165	BRANDENBERG JIM & ROSE TRUST DTD 8-30-12	6410 W PORT AU PRINCE LN	GLENDALE, AZ 85306	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263093	11263093	BULLARD JIM W & DONNA D CPWROS	2250 N AMORIE DR	CAMP VERDE, AZ 86322	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263067	11263067	BURKHALTER SONIA	3200 S LITZLER DR NO 8-232	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263059	11263059	CAIN KAITLIN	3200 S LITZLER DR 7-228	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11219010C	11219010C	CITY OF FLAGSTAFF	211 W ASPEN AVE	FLAGSTAFF, AZ 86001	UNIVERSITY HEIGHTS
11220012B	11220012B	CITY OF FLAGSTAFF	211 W ASPEN AVE	FLAGSTAFF, AZ 86001	UNIVERSITY HEIGHTS
11263058	11263058	CLARK JOSEPH V & CHRISTINA E JT ; CAMPBELL RHIANNON JT	4532 W COMMONWEALTH PL	CHANDLER, AZ 85226	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263079	11263079	COLLINS JOSHUA DOUGLAS	3200 LITZLER DR 10-140	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263105	11263105	COOPER FRANK L & WINNIE L CPWROS	4158 E FLOWER CIR	MESA, AZ 85206	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263098	11263098	DAVIS BRITTAIN K & RACHEL LEVINE CPWROS	3200 S LITZLER DR APT 11-249	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263099	11263099	DEDMON ERIC JT ; KRYSTLE FREEMAN JT	3200 S LITZLER DR APT 12 150	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263204	11263204	DENHAM KYLE	3219 S JUSTIN ST	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263187	11263187	DERIEUX NICHOLAS A & CORRIEN CPWROS	1400 W MELISSA DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263094	11263094	DONALDSON RACHEL	4255 E SOLIERE AVE NO 131	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263159	11263159	DOWELL ALAN B & THERESA G TRUSTEES ; DOWELL T & A FAMILY TRUST DTD 2-11-05	906 PARKER DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263097	11263097	EGAN AMY CHRISTINE JT ; EGAN MICHAEL J & PAMELIA A JT	3200 S LITZLER DR 11-248	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11257037	11257037	EVANS BRYAN M & ELLA M	3264 S LITZLER RD	FLAGSTAFF, AZ 86001	SINCLAIR SPRINGS TOWNHOUSES
11263102	11263102	FINE DEBORAH M	3327 S JUSTIN ST	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263096	11263096	FLEMING WILLIAM A & VIOLA	474 PIAT RD	COLGATE, WI 53017	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263086	11263086	GARCIA JESHUA DAVID G	1685 W SHELIE DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263085	11263085	GARN STEVE L & MELANIE PANLA	20 E CAMINO DE DIANA	GREEN VALLEY, AZ 85614	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263066	11263066	GERLAK ROBERT J & JANNIA M CPWROS	1150 SCHULTZ PASS RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263170	11263170	GINTHER BRYAN D	6018 E ROY ROGERS LN	CAVE CREEK, AZ 85331	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263205	11263205	GOLDBERG MARC & SYLVIA TRUSTEES ; GOLDBERG FAMILY TRUST U/A/D 7-12-06	2510 E ELDER DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263089	11263089	GLOB DEVELOPMENT LLC	PO BOX 1176	PAGE, AZ 86040	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263053	11263053	GRASSER PAUL R & ANNE M CPWROS	3704 N COLTON RANCH RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263054	11263054	GRASSER PAUL R & ANNE M CPWROS	3704 N COLTON RANCH RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263104	11263104	GREEN LIGHT INVESTMENTS LLC	2095 N FOXHILL RD	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11257040	11257040	HALBIG COLIN M & MARGUERITE D	42210 N STONEMARK DR	ANTHEM, AZ 85086	SINCLAIR SPRINGS TOWNHOUSES
11263189	11263189	HARRINGTON TIMOTHY P CPWROS ; HOWARD SHERRIL R CPWROS	2665 N INDIAN RIDGE DR	TUCSON, AZ 85715	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263168	11263168	HEAL PROPERTIES LLC	8050 US NAVAL OBSERVATORY RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263080	11263080	HEITLAND ANN RAE	8340 CABALLO WY	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263172	11263172	HICKETHIER JERRY L & PAMELA S TRUSTEES ; HICKETHIER LIV TRUST DTD 2/13/02	1929 VENTOR CIR	PRESCOTT, AZ 86301	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263207	11263207	HISER BOB & DONNETTA	1040 ARDREY CIR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263075	11263075	INAM SYED AHSAN	3200 S LITZLER DR APT 9-236	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263203	11263203	JACOBS JONATHAN J	3200 LITZLER DR 25-150	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263083	11263083	JDS EST III LLC	907 W SHERRI DR	GILBERT, AZ 85233	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263185	11263185	JIBRI LLC	10317 WARREN'S WAY	WANAQUE, NJ 07465	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263073	11263073	KELLAR ROBERT PHILIP & MYONG S	4613 W SELDON LN	GLENDALE, AZ 85302	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263162	11263162	KING DAVID	PO BOX 1071	FLAGSTAFF, AZ 86002	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263074	11263074	KINNEY KAREN ELIZABETH	3200 S LITZLER DR NO 9-139	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263076	11263076	LAPENTA ZACHARY T	300 TARPON AVE	SE RIO RANCHO, NM 87124	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263175	11263175	LEE LANA A	1051 W BEAL RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263065	11263065	LEE MARGARET M JT ; JANIS ANTHONY JT	3200 LITZLER DR 21-134	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263171	11263171	LIANG-DEMIGUEL BERNADETTE	6918 N HIGHLANDS DR	PARADISE VALLEY, AZ 85253	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263100	11263100	LITZLER LLC	310 SO WILLIAMS BLVD #310	TUCSON, AZ 85711	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263161	11263161	MCDERMOTT/ZICKERMAN LLC	3200 SOUTH LITZLER DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263106	11263106	MCDONALD JOSEPH D & RACHAEL L	7572 E BUTEO DR	SCOTTSDALE, AZ 85255	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263160	11263160	MCVEY STEVE & LINDA CPWROS	1615 N PRAIRIE WAY	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263088	11263088	MILLER FAMILY LIVING TRUST DTD 4-27-10			

Trailside Project - 600 - 800 W. University Heights Drive
List of Property Owners within in 300 Feet

11263101	MORGAN DONNA M	3298 S DEBBIE ST	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263178	MYERS CHRISTINA L JT ; BERGSTRESSER SCOTT K JT	1135 TOVAL TRL	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263179	NAGILLER SANDRA J REVOCABLE TRUST DTD 10-18-12	PO BOX 50032	PARKS, AZ 86018	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263071	NAPIER JOHN D	1263 E STONE RIDGE DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263152	NAVARRO TOMAS & ELIZABETH CPWROS	3115 W PATRICIA LN	YUMA, AZ 85365	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263200	NEALE REGINA & VINCENT G JT	23 RUSSELL LN	LAGUNA NIGUEL, CA 92677	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263154	O'CONNOR BRIGID M	PO BOX 32459	PHOENIX, AZ 85064	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263174	ORR KEVIN C & YVONNE J JT	1200 GORDON DR	KINGMAN, AZ 86409	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263090	PERKINS LIVING TRUST DTD 10-1-09	7970 N BADER RD	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263173	PRIEFER DENISE ARMAND	1416 N SUNSET DR	PAYSON, AZ 85541	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263062	RAGSDALE EVAN C	PO BOX 95	FLAGSTAFF, AZ 86002	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263078	REETHS D'ANN M	3200 S LITZLER DR 9-239	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11257039	RITZ KAREN	7724 W CALAVAR RD	PEORIA, AZ 85381	SINCLAIR SPRINGS TOWNHOUSES
11263183	ROBERTS ANGELA	700 W UNIVERSITY AVE 6-204	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263153	ROBINSON PAUL N	PO BOX 237	CAMP VERDE, AZ 86322	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263103	ROEHM JESICA	3200 S LITZLER DR 12-154	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263184	ROWLAND BRIAN K & MELODY L	17282 W FETLOCK TRL	SURPRISE, AZ 85387	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263072	SACKS DARRYL R & CAROL E REVOCABLE TRUST ; DATED 12/25/00	439 CANNES ST	HENDERSON, NV 89015	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263077	SACKS DARRYL R & CAROL E REVOCABLE TRUST ; DATED 12/25/09	3200 S LITZLER DR 11-148	HENDERSON, NV 89015	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263092	SCHRACHTA JOHN C	8937 W DALEY LN	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263186	SCOTT ANDREW J	1501 E LAREDO ST	PEORIA, AZ 85383	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263166	SHIELDS THOMAS K & CARRIE A	23762 LADRILLO ST	CHANDLER, AZ 85225	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263084	SIMONEAU ROBERT A & MARTHA D CPWROS	323 S RIVER RUN NO 1	WOODLAND HILLS, CA 91367	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11257043	SINCLAIR SPRINGS TOWNHOMES ASSOC INC	1456 W UNIVERSITY HTS DR N	FLAGSTAFF, AZ 86001	SINCLAIR SPRINGS TOWNHOUSES
11263202	SMITH MATTHEW V AKA ; SMITH MATT	4045 LAUSANNE WAY	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263107	SNOWDEN-SANTI LIVING TRUST DTD 11-25-98	5791 WISHING WELL DR	FORT MOHAVE, AZ 86426	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263169	SONDGEROTH KENNETH L & SHERRY L CPWROS	7371 W DREAMVIEW TRL	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263201	T & A RENTS LLC	3200 S LITZLER DR 23-242	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263191	TAYLOR ALLISON	112 RYANS LN	MIDWAY, UT 84049	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263188	TOWNSEND ERYN D JT ; TOWNSEND DUANE E & JOAN C JT	2328 W SILVERTON DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263069	TURNER MATTHEW A	5240 E MOCKINGBIRD	FLAGSTAFF, AZ 86004	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263063	WAGNER ROBIN ; WAGNER VICTOR	2705 W CREIGHTON DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263064	WALTON SCOTT & CARRIE	2705 W CREIGHTON DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263068	WALTON SCOTT & CARRIE	2705 W CREIGHTON DR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263206	WALTON SCOTT & CARRIE	PO BOX 187	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11257038	WEDEMEYER ROBERT G & PAULA JT	430 EAST ST	JACKSONVILLE, NY 14854	SINCLAIR SPRINGS TOWNHOUSES
11263196	WELLS THEODORE	3200 S LITZLER DR NO 10-143	PITTSFORD, NY 14534	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263082	WHITE JANET LEE	3980 WESTWOOD CIR	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263164	WINECKI STEVEN V & SHAWN D	2377 S CLIFFVIEW ST	FLAGSTAFF, AZ 86001	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263087	WITHEROW DIANA HAYES	2511 O'BRIEN CIRCLE	CAMARILLO, CA 93010	VILLAGE @ UNIVERSITY HEIGHTS CONDOS
11263192	ZAVALA JOAQUIN & MARIA G			

GOAL LU1

Greater Flagstaff will have a compact land use pattern within a well-defined boundary that shapes growth in a manner that preserves the region's natural environment, livability, and sense of community. Flagstaff will continue to offer the primary types of housing design developments that have defined its land use patterns: the conventional and traditional neighborhood scale which provide a choice of housing types and supporting non-residential uses within walking distances.

Rationale

The Flagstaff area has a relatively finite amount of developable private land. Roughly two-thirds of the area's approximately 48,000 acres of private land are already developed. Increasingly, development in the region has spread across the rural landscape because of the desirability of these rural environs. This leapfrog development is an inefficient use of land and natural and financial resources within the Flagstaff Metropolitan Planning Organization planning area. This dispersed development increases traffic congestion, and places a strain on the ability of the City and County to provide needed services and facilities, such as transportation, police, and fire and emergency services.

A compact land use pattern, on the other hand, shapes growth in a manner that preserves the region's natural environment, livability, and sense of community. The *Regional Plan* establishes an Urban Growth Boundary that identifies lands that are currently most appropriate for compact, urban development. These lands shall be planned for the full range of urban services, and are appropriate for annexation under appropriate conditions. By directing growth to well-defined contiguous areas, development is more efficiently served, open lands and natural resources can be better protected; public facilities and services can be delivered more effectively; neighborhoods can provide a greater range of options for housing types in more areas of the region; and a diverse range of transportation choices can be made available. With a finite supply of land, the *Regional Plan* shall provide for the region's growth in a manner that balances growth and conservation. It is recognized that state trust and privately-owned lands may be developed at their current zoning category unless they are acquired or protected for open space purposes.

Policies and Strategies

Implementation Matrix Key

In the "Time Frame" column, the first number indicates when the action should be initiated and the second number indicates when it should be completed relative to *Regional Plan* ratification. For example, "0-1" means the action should be initiated as soon as possible and be completed no later than within one year of plan ratification. These time frames are set with the understanding that they are meant as best estimates and may have to be adjusted given the numerous parties involved in implementation of any given strategy.

The following abbreviations are used throughout the matrix:

ADOT	Arizona Department of Transportation	PRA	Planning Reserve Area
CIP	Capital improvement Program	RGB	Rural Growth Boundary
FHWA	Federal Highway Administration	UGB	Urban Growth Boundary
FMPO	Flagstaff Metropolitan Planning Organization	USFS	United States Forest Service

<i>Policy</i>	<i>Strategy</i>	<i>Responsible Party</i>	<i>Time Frame/ Years</i>
<p>Policy LU1.7—Promote Infill Development</p> <p>If properly designed, infill development can serve an important role in achieving quality, mixed-use neighborhoods. The <i>Regional Plan</i> promotes infill development in the city's Urban Growth Boundary, in preference to development of outlying or more remote lands adjacent to the city. Development of infill areas in the city shall occur in a manner that is in character and context with existing, surrounding development. In some instances, sensitively designed, high quality infill development can help stabilize and revitalize existing older neighborhoods.</p>	<p><i>Strategy LU1.7(a)—Implement McMillan Mesa Master Plan</i></p> <p>The McMillan Mesa planning process concluded with a major amendment to the <i>Regional Plan</i>, adopted by the City Council, to implement the recommendations of the McMillan Mesa Master Plan. The primary focus of the Master Plan, and the major amendment, is to preserve significant City and private land holdings in the study area as natural open space, while still allowing for some development of other uses and giving consideration to protection of viewsheds and open space corridors and enhancement of quality design. The <i>Regional Plan</i> recognizes that certain private lands on the Mesa have approvals in place for development, and that unless they are acquired by the City, these development entitlements cannot be altered.</p>	City	1-5
	<p><i>Strategy LU1.7(b)—Acquire Access Easements or Open Lands</i></p> <p>Proceeds from City-owned land that is disposed, sold, or leased for development shall be used to acquire non-motorized access easements, as a priority, or to purchase high priority open lands or critical urban open space lands.</p>	City	Through-out life of <i>Regional Plan</i>
	<p><i>Strategy LU1.7(c)—Develop Community-Based Infill Programs</i></p> <p>Develop neighborhood infill programs that provide residents with the opportunity to gain familiarity with and provide input on urban design, existing development, compatibility, scale, landscaping and other land use patterns.</p>	City	Through-out life of <i>Regional Plan</i>
	<p><i>Strategy LU1.7(d)—Designate Infill Incentive Areas</i></p> <p>Where appropriate, designate infill incentive areas that will benefit the neighborhood through the development and application of incentives for development.</p>	City	Through-out life of <i>Regional Plan</i>

Policy	Strategy	Responsible Party	Time Frame/ Years
<p>Policy LU1.9—Promote Quality Design</p> <p>The <i>Regional Plan</i> promotes quality design and development. Particular emphasis shall be placed on improved character of the public realm, including attention to streetscape design, and sensitivity to neighborhood character and context for new development in or near existing neighborhoods. Quality design shall be an important element in successful infill development and redevelopment. In addition, plan policies have been developed which address design standards that minimize risks due to natural hazards, such as floods and wildfire.</p>	See Strategies for Quality Design in the Community Character and Design Element		
<p>Policy LU1.10—Place Emphasis on all Transportation Modes</p> <p>The <i>Regional Plan</i> provides for key roadway connections, with highest priority for missing pieces in core parts of the street grid system, including north/south connections. All commercial and residential areas shall include full accommodation for pedestrian and bicycle travel and transit access.</p>	See Strategies in the Transportation Element		
<p>Policy LU1.11—Place Emphasis on and Encourage Traditional Neighborhood Development and Redevelopment Design</p> <p>The <i>Regional Plan</i> promotes the creation and establishment of neighborhood units with mixed land uses, a variety of dwelling types, activity centers that are walkable, alternate modes of transportation routes, and design that is sensitive to existing surrounding development.</p>	<p><i>Strategy LU1.11(a)—Develop and Apply Various Tools to Achieve Development and Establishment of Traditional Neighborhoods with Mixed-Uses</i></p> <p>Use Traditional Neighborhood Design criteria, overlay districts, and incentives to develop Planning Reserve Areas; undeveloped infill sites specifically those designated commercial, and medium- and high-density residential; and redevelopment areas</p>	City	0-1

GOAL HN1

The supply of affordable home ownership, rental, and special needs housing units affordable to low- and moderate-income households will be increased.

Rationale

The greatest deficiency in the Flagstaff housing market is the absence of housing that is affordable to low- and moderate-income households. The median price of a newly constructed house in Flagstaff is \$189,000, while the median sales price for existing homes is \$177,500. Flagstaff land costs, topography, and geology severely hinder the construction of homes within the range in which 50% of potential homebuyers could afford. Current market rents are too high for the estimated 3,000 households that are living in substandard conditions. While some progress has been made in the construction of affordable rental housing, little progress has been made in the production of affordable owner-occupied housing. In general, affordable housing shall be located in the city, where adequate public facilities and services are available.

Policies and Strategies

<i>Policy</i>	<i>Strategy</i>	<i>Responsible Party</i>	<i>Time Frame/ Years</i>
<i>Policy HN1.1—Evaluate and Adjust Housing Policies and Strategies</i> The City and County shall maintain a current assessment of housing and economic conditions and adjust their housing planning, policy, and strategy approaches as necessary to ensure community services and resources are delivered appropriately and efficiently to meet community needs and vision.	<i>Strategy HN1.1(a)—Increase Funding For Affordable Housing</i> Increase funding for affordable housing through an aggressive grant/loan/bond writing campaign to fund the priority programs defined in the Flagstaff Consolidated Plan.	City, County, state and federal agencies, private financial institutions, for-profit and non-profit housing providers	Throughout life of Regional Plan
	<i>Strategy HN1.1(b)—Ensure Affordable Housing Supply</i> Consider methods to ensure an affordable housing supply, including amending zoning district regulations; establishing incentive programs, density bonuses, and housing set-asides where legal; supporting non-profit developers in addressing special population needs; and providing support through non-profit agencies for the marketing and sale of affordable units.	City, County, for-profit and non-profit housing providers	0-3
	<i>Strategy HN1.1(c)—Special Needs Facilities</i> Support the development of facilities and services for homeless persons, persons with AIDS, victims of domestic violence, the elderly, handicapped, mentally ill, and disabled.	City, County, non-profit housing providers, state agencies	0-5

GOAL T3

The region's development pattern will support a diverse range of transportation choices, including transit, walking and bicycling, as well as driving.

Rationale

In general, development in the region is oriented to a street system developed to serve the automobile. Auto-oriented development patterns lend to sprawling subdivisions and strip commercial developments. This land development pattern typically is not in a form or density that supports transit, walking, or bicycling, although exceptions can be found Downtown and in older neighborhoods. In order to support a multi-modal transportation system, the region's development patterns must change to support a balanced transportation system.

Policy	Strategy	Responsible Party	Time Frame/ Years
<p>Policy T3.1—Establish a Comprehensive Bicycling Network and Trails System</p> <p>This system shall connect all residential and commercial districts of the region, and provide direct access to schools, the NAU campus, public parks and the external recreational trail system on public lands. Advanced cyclists will largely be served by on-street facilities: bike lanes, wide shoulders, and in limited circumstances, wide curb lanes. Where no opportunities for such facilities exist, advanced cyclists may be accommodated on off-street multi-use paths. In many cases, parallel systems will be necessary to serve the utilitarian needs of basic riders. This may mean parallel paved bike paths or multi-use paths or nearby, parallel roads with lower volumes of traffic. The utilitarian trips of children cyclists—primarily trips to school—will be accommodated on signed bike routes, bike lanes on lower volume roads (i.e., minor collectors), and, where compatible with the Flagstaff Urban Trail System plan, off-street multi-use paths.</p> <p>Speed, volume, and connectivity factors, among others, will influence which types of facilities are necessary and when they must be improved to accommodate the various levels of cyclists.</p>	<p>Strategy T3.1(a)—Implement Transportation Improvement Program</p> <p>Develop pedestrian, bicycle, and trail master plans and incorporate related projects into the Transportation Improvement Program.</p>	City, County, FMPO	Annually
	<p>Strategy T3.1(b)—Coordinate Trail Programs with USFS Trail System</p> <p>The City and County shall coordinate the trail program with the Forest Service to support the policies in this <i>Regional Plan</i> and the recommendations in the <i>Greater Flagstaff Area Open Spaces and Greenways Plan</i>.</p>	City, County, USFS	Through-out life of <i>Regional Plan</i>
	<p>Strategy T3.1(c)—Identify Critical Bikeways Corridors</p> <p>Critical corridors will be identified for bikeways to establish a system that provides connectivity and mobility for bicyclists.</p>	City, County, FMPO	0-2
	<p>Strategy T3.1(d)—Develop Bikeways Facilities</p> <p>Develop bikeways facilities that serve the utilitarian needs of advanced, basic, and children bicyclists.</p>	City, County, State & FMPO	0-2
	<p>Strategy T3.1(e)—Develop Standards for Range of Cyclists</p> <p>Develop standards for the development of bikeways facilities for advanced, basic, and children cyclists.</p>	City, County, State & FMPO	0-2

Flagstaff Area Regional Land Use and Transportation Plan

<i>Policy</i>	<i>Strategy</i>	<i>Responsible Party</i>	<i>Time Frame/ Years</i>
<p>Policy OSPR1.5—Protect “Neighborhoods”</p> <p>Preserve “Neighborhoods” to the extent possible in order to create buffers between communities and to provide recreational opportunities for nearby residents. Should development occur in “Neighborhoods” areas, provisions shall be incorporated to ensure continued access to public lands.</p>	<p><i>Strategy OSPR1.5(a)—Preserve “Neighborhoods”</i></p> <p>Adopt vegetation and wildlife protection standards and guidelines to preserve “Neighborhoods” between residential communities.</p>	City & County	0-3
	<p><i>Strategy OSPR1.5(b)—Establish “Neighborhoods” Associations</i></p> <p>Establish “Neighborhoods” associations to provide stewardship of designated adjacent open space lands.</p>	City & County in cooperation with homeowners associations, neighborhood groups, etc.	1-5
<p>Policy OSPR1.6—Provide Parks, Open Space, And Recreation Facilities Throughout the Region</p> <p>Integrate parks, open space, and recreational facilities when suitable with other public facilities. Recreational use of regional open space land may be permitted where it is consistent with the Land Use Plan and other policies. Active and passive recreational sites shall be located throughout the region to diffuse the impact of growth and development. The location of recreational sites on the interface areas between the city and the county shall be used as a means to provide recreational uses to nearby city and county residents.</p>	<p><i>Strategy OSPR1.6(a)—Adopt Locational Policies</i></p> <p>Adopt location policies and standards for the development of parks, open space, and recreational facilities.</p>	City & County	0-3
	<p><i>Strategy OSPR1.6(b)—Pursue Acquisition of Open Space Properties</i></p> <p>Fund an open spaces acquisition and management program by pursuing sources of revenues, such as private funding and donations, sales taxes, impact fees, private-public partnerships, grants, and easements.</p>	City & County	Throughout life of Regional Plan
	<p><i>Strategy OSPR1.6(c)—Acquire and Designate Lands for Parks/Recreation</i></p> <p>Acquire additional park/recreation lands, and/or designated City-owned lands, to accommodate growth and eliminate deficiencies.</p>	City	Throughout life of Regional Plan

<i>Policy</i>	<i>Strategy</i>	<i>Responsible Party</i>	<i>Time Frame/ Years</i>
<i>Policy CD1.4—Protect Forested Settings, Key Entry Points, and Corridors</i> The presence of forested settings and viewsheds are key features in the region and present particularly strong experiences at entry points to the community and along key highway corridors. Their character shall be retained and enhanced.	<i>Strategy CD1.4(a)—Coordinate with ADOT and USFS</i> The City and the County shall work with ADOT and USFS to develop standards and guidelines to protect, maintain and enhance the function and visual character of entryways and key highway, mountains, and viewsheds.	City, County, ADOT, USFS	1-5
	<i>Strategy CD1.4(b)—Develop Design Standards</i> The City and the County shall develop design standards and guidelines to protect and enhance viewsheds, entry points, and key roadway corridors.	City & County	0-3
<i>Policy CD1.5—Continue Inter-agency Coordination for Development and Protection of Wildlife Habitat and Corridors</i> Continue coordination between governmental agencies which provides early identification of potential development areas that are attractive to wildlife and that create nuisance problems and conditions that are dangerous to people and/or wildlife.	<i>Strategy CD1.5(a)—Through Planning Efforts Attempt to Avoid Potential Human-Wildlife Conflicts</i> The City and County should consult with the appropriate state and federal agencies for their review and comments in order to avoid creating potential human-wildlife conflict situations.	City, County, USFS, AZ Game & Fish	Throughout life of Regional Plan

GOAL CD2

The Flagstaff region will continue to protect its unique character that reflects its forested setting of ponderosa pine trees, piñon and juniper vegetation, and meadows through quality design and development. Emphasis will be placed on quality design in both the public realm—streets, civic buildings, and other public spaces—as well as the private realm—commercial buildings, work places, and housing. Preservation of vegetation and wildlife are part of the quality design and development process.

Rationale

The significant natural areas in the region enrich the community's quality of life in many ways, including by providing scenic vistas and numerous recreational opportunities. As the community develops, it is important that the natural appearing landscapes adjacent to urban and residential areas be maintained. Development should blend harmoniously with the natural environment. Through the thoughtful design of new and redeveloping areas, connections to the natural environment can be provided and impacts to topographic features minimized. Buildings, streets, landscaping, and public outdoor spaces will be arranged to preserve and accentuate the city's and the region's unsurpassed scenic views. To the extent that the preservation, acquisition, or creation of open spaces during the development design and review process is required, vegetation, wildlife and habitat should be preserved.